



Public Submission

City Clerk's Office

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I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

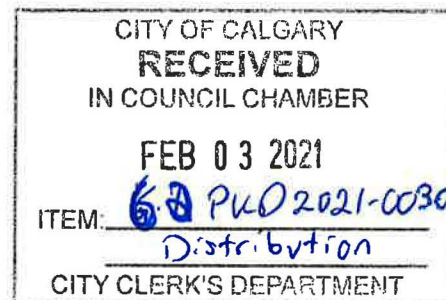
First name (required) Patricia

Last name (required) Conway

What do you want to do? (required) Submit a comment

Public hearing item (required - max 75 characters) North Hill Communities Local Area Plan

Date of meeting Feb 1, 2021



Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am very concerned about the urban forms and height designations for redevelopment in the nine North Hill Communities included in this plan. Six story buildings are dropped along ordinary residential streets to create "Main Streets" with little thought to what is already there (Renfrew - 8th Avenue N.E. at Stanley Jones School???)

There is no regard to balance with the existing neighbourhoods or experimentation with newer ideas of infills, clusters of townhouses (like the new development opposite Capitol Hill Community Association at 20th Avenue between 14St and 15 St NW) or the city's wise decision allowing lane way housing and legal suites. Instead it shows a wall of buildings, disconnected from communities along 20th Avenue, 12 Avenue and more. The bustling Main Street idea fits Edmonton Trail, much of Centre Street, 4th Street somewhat, 16 Avenue definitely but even here it would be exciting to see more innovative planning.

And what of the property at North Hill Mall? Increased density here will have a huge impact on adjoining communities and be perfect to meet inner city density goals.

We're in the midst of a pandemic that has revealed weaknesses and also new possibilities in planning for sustainable development in our city. We know that high rise apartment/condo buildings are crowded, have become centres for Covid-19 outbreaks and



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are stifling when people need space and nature for mental as well as physical health. Yet this plan shows residential towers at Green Line Hubs. Have we learned nothing from dealing with Covid-19? I'm all in favor of the Green Line but let's rethink the high rise. A mix of low-rise buildings, townhouses, encouraging lane way housing in the adjoining neighbourhoods would add similar density but in a healthier, more people-friendly way. Calgary could continue to be the city people want to live, work and play in. All ages would feel comfortable in our communities.

One more point - why isn't Banff Trail in the new North Hill plan? It make sense to start the LAP from Crowchild Trail east and with the southern boundary of 16th Avenue. Why was Banff Tail left out like a thumb print on the map attached to what - Hounsfield Heights Height/Briar Hill?

This is a long term plan - let's start it off with caring, innovative planning that Calgarians can be proud of.

Thank you for the opportunity to respond. The online open-house reveal of the North Hill Communities Local Area Plan on January 27 was very helpful and well done.



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First name (required) Katherine

Last name (required) Parsons

What do you want to do? (required) Request to speak

Public hearing item (required - max 75 characters) PUD Committee Recommendation North Hills Community Local Area Plan

Date of meeting Feb 3, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I wish to oppose the North Hills Community Local Area Plan, specifically rescaling 12th avenue to allow for 6 story buildings. As do multiple 12th avenue residents who have signed a paper stating their opposition. Allowing 6 story buildings will only worsen traffic, noise, parking, shade, privacy and the feel of the community which will in turn decrease existing home values and desirability. I do not agree with the decision to concentrate all of the high density development along the neighborhood connector roads. This only results in the neighborhood connector roads having 2 negative influences - increased traffic and high buildings while adjacent neighborhood local streets are spared. Do they have more rights to a quiet, neighborly street than those who purchased homes on neighborhood connectors? I feel that the residents of 12th avenue were not adequately consulted and that the proposed step back mitigating measures are insufficient. I wonder who will want to buy my 2 story infill. It is too pricey for a developer to purchase and tear down but undesirable to a family because who would want to buy my home with a 6 story neighbor (or threat of one) when they could purchase a similar home 2 streets over on a quiet street. This home is a major investment for my family and allowing stepped back 6 story buildings will negatively affect my investment. Thank you for your time and consideration. I hope that you will put yourselves in my shoes and imagine whether you would like to own a small infill next to a giant 6 story building on a busy street.
Side note - I wish to submit the signed opposition papers to the Committee but do not want to submit them to public record as it has personal information such as addresses



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and names. Is there a way to do this?



Highland Park Community Association
3716 2nd St. NW
Calgary, AB T2K 0Y4

January 28, 2021

Chair and Members of the Standing Policy Committee on Planning and Urban Development
City of Calgary

RE: North Hill Communities Local Area Plan (NHCLAP) Feedback from Highland Park

Overall, the Highland Park Community Association is supportive of the general recommendations and the direction this plan is taking. This includes:

- The planning for increased activity radiating outwards from 40th Avenue and Centre Street, including higher density residential dwellings with commercial and retail development at street-level.
- Recognition that foundational to the NHCLAP is the future Green Line as planned along Centre Street, in particular the station at 40th Avenue with trains running at grade to downtown, and conversely northward past Stoney Trail.
- Improved pedestrian connectivity from Centre Street eastward towards Greenview Industrial.
- The encouragement of densification as older housing stock turns over.
- Adding Highland Park to the city's Infill Development Guidelines, which we believe is long overdue
- We appreciate being able to see the plan for other communities as part of the NHCLAP, however at the same time it was challenging to provide meaningful feedback when our day-to-day experience is centered on Highland Park.

We do have concerns, which follow.

No Commitment to Refresh

Unlike past Area Redevelopment Plans which focused on communities of some 5,000 to 10,000 residents, the NHCLAP is the first plan to be created on a district level encompassing some 60,000 residents and the corresponding industrial and commercial activity within its boundaries. In return for this bigger scale and subsequent lack of detail, it was suggested that these district plans would be revisited and refreshed more frequently. However, no such refresh cycle is specified. This does a disservice not only to our residents and businesses, but also creates confusion for potential developers facing an outdated plan. If we want to ensure these plans can be "evergreened", then the city should include a commitment to review plans of this scale within a reasonable timeframe – especially this first one, the NHCLAP.

Reflection of Highland Valley Status

Notably absent from the NHCLAP is an acknowledgement of the Highland Valley, the one-time golf course lands. The valley is a defining characteristic of the Highland Park community. As many local residents are well aware and did their best to inform the city, the valley is also an important water connector from Nose Hill and Confederation Creek to Nose Creek further east.

The HPCA has engaged on the valley for many, many years, listening to our residents, engaging with the city, and ensuring we remain as informed as possible. We recognize that the lands are currently owned by a private developer who in 2017 received conditional approval for extensive residential development in and on the edge of the valley. This approval was conditional upon completion of a Staged Master Drainage Plan and a Regional Drainage Study

The Regional Drainage Study concluded that much of the valley must be set aside for extensive stormwater storage to offset the increased risk of flooding due to climate change and (ironically) increased development. This made the vast majority of the valley unsuitable for development, making the outline plan as proposed in the valley unachievable. It is the very water that flows through it and the naturalized state the stormwater storage requires that is the principal characteristic of the valley.

The January 4th 2021 draft of the North Hill Communities LAP largely does not reflect these realities, excepting Map 1 Context and Communities, on page 7. This map shows North Hill Communities as they exist today. The Highland Valley is primarily in dark green with 50- to 60-year-old trees visible.

All subsequent maps leave the impression that the valley is equivalent to a developed, paved area:

- The rendering on Page 9 specifically turns the same area from green to grey, easily confused as a developed or brownfield area. Why? This rendering is used as a chapter break throughout the document, depicting the valley in the same manner.
- Map 2 Community Characteristics and Attributes, on page 21 also colours the valley grey.
- Map 3 Urban Form, on page 29 introduces the concept of a “Comprehensive Planning Site”, grouping the valley with the Centre Street Church Site, Midfield Park, the city’s Capitol Hill depot, and two Safeway sites. The Highland Valley is the only one of these that is currently green space.
- Map 4 Building Scale, on page 31 again colours the lands grey next to green space, shown in green, at both James Fowler High School and east of Centre Street.
- On page 42, the 40 Avenue N Station Area colours the valley grey. In comparison, a field directly beside the 28 Avenue N Station is marked in green.
- Finally Map 5 Heritage Guideline Areas, on page 49 colours the valley grey in comparison to other green spaces.

Maps matter, as a documentary record and guide to the future. There is an extensive collection of maps from the last century depicting the natural creeks and waterways flowing away from Nose Hill through the Highland Valley into Nose Hill Creek. Had these maps been heeded perhaps the city wouldn’t be in the situation it finds itself today over the future of the valley.

Section 3.2.4 “Greening The City” of the NHCLAP states the following objective: *“Protect, maintain and enhance riparian areas along the creeks to facilitate wildlife movement, biodiversity and creek health while improving resilience to erosion, flooding and water quality impacts.”* Leaving the maps listed above as unchanged does not support this objective. Leaving these maps unchanged implies that an area some 51 acres along and surrounding a creek are not treed riparian areas, when in fact they are.

We urge the NHCLAP team to amend the maps and images in the plan to communicate the valley's differentiated status more clearly, to recognize its importance as a water connector, and to support the plan's objective for "Greening The City". We believe this will help users better understand the valley's current and future state and live up to the plan's written commitment that *"conserving, protecting, maintaining and restoring the natural environment is the final key goal."*

Highland Valley Status Update

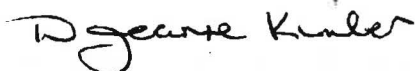
While we understand that negotiations continue between the province, the city, and the developer, we are frustrated that the Highland Park community has not been updated as to the status of these negotiations. Whatever resolution is reached will require support from local residents to be successful. Except for rumours followed by searches revealing legal action, we have no clue as to the fate of our valley. While we don't hold the city's NHCLAP team accountable, it is inexcusable that the community has been left uninformed as to what might happen next.

Thank You

We wish to complement and thank the city staff who make up the NHCLAP team. They are to be commended for their professionalism, their patience and their encouragement for feedback and willingness to answer questions that have arisen over the last two years. They have facilitated the workshops and discussions we have attended with courtesy and respect, and we have always felt that our input matters. It was much appreciated.

We welcome any questions or comments you may have on this matter.

Yours truly,



D. Jeanne Kimber
President, Highland Park Community Association
Email: President@highlandparkcommunity.ca



Greg Miller
Director, HPCA Planning & Development Committee
Email: development@highlandparkcommunity.ca

cc:

Jyoti Gondek, Chair Planning and Urban Development Committee
Sean Chu, Ward 4 Councillor



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- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required) Julien

Last name (required) Poirier

What do you want to do? (required) Request to speak, Submit a comment

Public hearing item (required - max 75 characters) PUD Committee Meeting North Hill Local Area Plan

Date of meeting Feb 3, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

The comments below are provided to best align with the North Hill Local Area Plan as currently written and reference the section in question. We continue to have concerns with the Local Area Plan being developed ahead of the Guideline for Great Communities, and other policies such as the Calgary Transportation Plan while referencing these policies within the document.

The LAP as proposed fails to adequately address the Limited to Low scale difference concerns identified during the GGC as a LAP specific issue. It doesn't adequately address active mobility barriers that will continue to cut communities in half. In addition, the LAP fails in aligning with the Climate Resiliency Strategy that requires significant and meaningful progress by 2030 to have impact.

We have outlined concerns that have been raised several times during the engagement process but were not address or recognized.



Tuxedo Park Community Association

202 – 29th Avenue NE
Calgary, Alberta T2E 2C1
Phone (403) 277-8689

January 28, 2020

To:
His Worship Mayor Naheed Nenshi and
Members of Calgary City Council

RE: TPCA Comments on North Hill Local Area Plan

Dear Council,

The comments below are provided to best align with the North Hill Local Area Plan as currently written and reference the section in question. We continue to have concerns with the Local Area Plan being developed ahead of the Guideline for Great Communities, and other policies such as the Calgary Transportation Plan while referencing these policies within the document.

The LAP as proposed fails to adequately address the Limited to Low scale difference concerns identified during the GGC as a LAP specific issue. It doesn't adequately address active mobility barriers that will continue to cut communities in half. In addition, the LAP fails in aligning with the Climate Resiliency Strategy that requires significant and meaningful progress by 2030 to have impact.

We have outlined concerns that have been raised several times during the engagement process but were not address or recognized.

LAP 2.8 Transit Station Areas (28th Ave Station):

Transition Zone Building Scale:

Concern:

The transition areas being defined for between Centre Street and Edmonton Trail near 28th Av station contemplates a significant scale modification from 1 and 2 stories homes to 6 stories. The section in Tuxedo Park contains significant recent infill housing that is unlikely to be replaced and is located on local residential streets. There needs to be clear language in the LAP beyond that in the GGC, regarding how this transition between existing properties and new developments will take place that reflects the evolved character of these residential local blocks.

Feedback:

Transition language needs to be clear and not only be an overlay of building scale. The 28th Avenue station is currently only planned as a BRT station, making a 400 m station transition radius difficult to align.

This should include strategies from the 4th Street Main Street:

- building setbacks at or below the fourth storey;
- reduced building massing at or above the fourth storey;
- increased setbacks;
- building articulation; and
- angular planes.

In addition contextual language to adjacent buildings heights need to be included in any upzoning in this transition area.

LAP 2.8. Building Scale Exceeding Current Map

Feedback:

The TPCA remains opposed to the introduction of bonusing scale to this area. No new information with regards to the communities, and specifically to the transit stations have changed since the beginning of the engagement on a new LAP. The proposed Green Line stations remain the same as originally proposed.

Further good design elements should be part of the existing proposed scale and form modifications from the existing ARP, these should not be an after thought of the design process.

Criteria related to any bonusing of scale should provide clear benefits:

- The criteria for considering bonusing must be robust. The current language of 'design excellence' is vague and not quantifiable, and is currently open ended with the use of '*not limited to*'.
- This should include Low Carbon requirements that meet the goals of the Climate Resiliency Strategy. A feasibility study of greenhouse gas emission reduction through a renewable and low. Sustainable Design is vague and insufficient to meet the City's Climate Resiliency Strategy.
- Carbon energy feasibility assessment without implementation would not be sufficient and does not meet the City's Climate Resiliency Strategy.

2.5 Main Streets Streetscape Improvements

.f. curb extensions at intersections and pedestrian crossings;

Concern:

This lists improved pedestrian facilities for existing pedestrian crossings.

Feedback:

This should also include regular connectivity across main streets. Currently on the Centre and Edmonton Trail main streets direct crossing for pedestrians and cyclists involve a **400 m detour** to the nearest crossing facility.

Sustainable Development Policies

Concern:

The sustainable development policies of the guidebook are applied to limited comprehensive sites in the LAP and should be included in all comprehensive sites. Opportunities not requiring a feasibility study should be implemented.

Feedback:

The following should be included into the LAP.

Feasibility Studies and Low-Carbon Energy Technologies:

- 1) If a feasibility study is required to be completed, the following studies shall be completed in accordance with a scope and terms of reference provided by The City:
 - a. Renewable and District Energy Feasibility Screening Assessments for sites greater than 1.0 hectare; or,
 - b. Technology Feasibility Assessments for proposed buildings more than 3,000 square meters.
- 2) Where a feasibility study or assessment of renewable or low-carbon energy technologies exhibits net positive or neutral economic and environmental benefits, the technologies will be incorporated into the development.

Station Area Development:

Development within the station areas should include requirements to be *district energy ready* for developments exceed Low scale within the Core and Transition Areas.

LAP 3.2.3.3 Mobility Studies and Policy Updates:

Concern:

Parking considerations need to include offsite public parking on Centre Street as part of the Main Street consideration for north of 16th Avenue. The current street will not be able to support on-street parking with the Green Line LRT, and on-street parking on side streets is unlikely to be adapted as per the Green line Engagement of angular parking between Centre Street and the commercial alley. Private off-street parking may include walk-off limitations, limiting its use to the broader Main Street.

Feedback:

To help drive pedestrian traffic between sites on the main street, it will be necessary to incorporate public off-street parking within this section. This off-street parking can also be used to support other place making activities in the community and could be transition to public space with the arrival of high frequency transit.

Sincerely,

Tuxedo Park Community Association



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First name (required) **Humaira**

Last name (required) **Palibroda**

What do you want to do? (required) **Submit a comment**

Public hearing item (required - max 75 characters) **Please find attached my letter of opposition to the North Hills Plan and su**

Date of meeting **Feb 3, 2021**

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

February 2, 2021

To: Standing Policy Committee on Planning and Urban Development (PUD), Mayor Nenshi and City Councillors
Reference item # PUD 2021-0030/2021-0015

Re: North Hill Communities Local Area Plan and the Guidebook for Great Communities

My name is Humaira Palibroda and I have been a resident of Crescent Heights for 20 years.

I am writing this letter in support of the Crescent Heights Community Association's opposition to the North Hill Plan.

I am asking that Council direct City Administration to continue to work with the community of Crescent Heights to resolve the outstanding issues stated in the letter from the CHCA board dated January 26, 2021.

Sincerely,

Humaira Palibroda
403-630-5209



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First name (required)	Connie
Last name (required)	McLaren
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	PUD 2021-0030/2021-0015
Date of meeting	Feb 3, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please see attached word document

February 2, 2021

TO:

PUD Committee
Councillors
Mayor, City of Calgary

RE: North Hill Communities Local Area Plan and The Guidebook for Great Communities

I am writing to show my non-support for the two noted documents. I've had a chance to review them and have the following concerns:

1. The nine communities considered in this are very diverse on many levels (density, age, demographics of its residents and more); to lump them altogether under one document does a mis-service to all of these residents. *Highland Park, Mount Pleasant, Tuxedo Park, Winston Heights-Mountview, Crescent Heights, Renfrew, Rosedale, Capitol Hill and Thorncliffe Greenview*
2. *Density is another issue. Crescent Heights is one of the most densely populated communities within Calgary, not to mention the other eight communities. The documents do not articulate this; in the sense of which communities need to increase their density. Compare Rosedale and Crescent Heights, neighbour communities with vastly different density. In addition to actual density of the population there is no clarity on impacts to parking, roads, park use among others.*
3. *The documents do not detail in any way how existing parks, pathways and recreational facilities will fare given the push for higher density. It must also take into consideration the impact COVID has had on the use of the outdoor space. Closing off half of major roadways to accommodate walkers (like was done on Memorial Drive last year) is not the way to do things.*

Thank you.

*Connie McLaren
Resident, Crescent Heights*